South Carolina Real Estate Commission
Meeting Minutes
Wednesday, May 13, 2026 at 10:00 am
110 Centerview Dr., Kingstree Building, Upstate Conference Room
Columbia, South Carolina 29210

Public notice of this meeting was properly posted at the S.C. Real Estate Commission Office, Synergy Business Park, Kingstree Building, Commission website, and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act.

Commissioners Present:

John Rinehart, Chair – 5th Congressional District
David Burnett, Vice-Chair – 4th Congressional District
Daniel Moskowitz – 1st Congressional District
Allen Wilkerson – 2nd Congressional District
William "Andy" Lee – 3rd Congressional District
Janelle Mitchell – 6th Congressional District
Andrew Streett – 7th Congressional District
Gary A. Pickren, Esq. – At-Large Member
Johnathan Stackhouse – Public Member
Thomas Dugas, Esq. – Public Member

SCLLR STAFF PRESENT:

Erica Wade, Commission Executive
Ashlynn Brown, Administrative Coordinator
Brandy Duncan, Esq., Office of Advice Counsel
Shannon Davis, Esq., Office of Disciplinary Counsel
Mary Campbell, Esq., Office of Disciplinary Counsel
Wattie Wharton, Lead Investigator Office of Investigations and Enforcement
Chuck Waters, Office of Investigations and Enforcement
Chuck Turkal, Office of Investigations and Enforcement
Joi Middleton, Education Program Manager
Robbie Dean, Office of Investigations and Enforcement
Kasey Williams, Office of Investigations and Enforcement
Jennifer Farmer, Office of Investigations and Enforcement
Randall Wong, Office of Advice Counsel

PRESENT:

Katherine Boone, Court Reporter
Louis Dettorre, SCR
Edwin Jackson
Linda Dixon
Mike Dixon
Christopher Styles
Reah Smith

CALLED TO ORDER: Mr. Rinehart called the meeting to order at 10:00 a.m.

INVOCATION
Mrs. Mitchell gave the invocation.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was recited by all present.

INTRODUCTION OF COMMISSIONERS AND STAFF
Commissioners and staff introduced themselves.

APPROVAL OF EXCUSED ABSENCES
None

APPROVAL OF AGENDA
Motion: To approve the agenda.
Mr. Burnett made a motion to approve, which was seconded by Mr. Lee. The motion was carried by unanimous vote.

APPROVAL OF MEETING MINUTES
Motion: To approve the March 18, 2026 meeting minutes.
Mr. Streett made a motion to approve, which was seconded by Mrs. Mitchell. The motion carried by unanimous vote.

Motion: To approve the March 19, 2026 meeting minutes.
Mr. Lee made a motion to approve, which was seconded by Mr. Streett. The motion carried by unanimous vote. Mrs. Mitchell abstained from voting due to not being present at the March 19, 2026 meeting.

COMMISSION PURPOSE & CHAIRMAN'S REMARKS
The purpose of the Real Estate Commission is to regulate the real estate industry so as to protect the public's interest when involved in real estate transactions. The Commission also investigates complaints and conducts application and disciplinary hearings in accordance with State statutes and regulations.

STAFF REPORTS

a. Office of Investigations and Enforcement (OIE) Report
Mr. Wharton reported that from January 2, 2025, to May 8, 2026, 303 complaints have been filed. OIE currently has 107 active investigations, 11 citations have been issued, and 12 cases have been closed during that time period.

b. Investigative Review Conference (IRC) Report
Mr. Wharton reported the IRC met on March 24, 2026, and April 29, 2026, via WebEx. The IRC recommends the following: 17 cases for dismissal, 7 cases for a letter of caution, 0 cases for Cease and Desist, and 16 formal complaints.

Motion: To enter into closed session to comply with S.C. Code §40-57-770.
Moved by Mr. Burnett and seconded by Mr. Pickren, the motion carried by unanimous vote.

Motion: To return to open session.
Moved by Mr. Pickren and seconded by Mr. Moskowitz, the motion carried by unanimous vote. No votes were taken during closed session.

Motion: To accept the March 24, 2026 and April 29, 2026 IRC recommendations as presented.
Moved by Mr. Burnett and seconded by Mr. Dugas, the motion carried by unanimous vote.

c. Office of Disciplinary Counsel (ODC) Report
Mrs. Davis reported as of April 29, 2026, there are 95 open cases of which 17 are pending hearings and agreements, 0 pending closure, 1 appeal, and 18 have been closed since the last report.

d. Board Executive Report
Mrs. Wade reported there are currently 4,549 active Broker-in-Charge licensees; 2,515 active-in-renewal Broker-in-Charge licensees; 3,095 active Broker licensees; 1,676 active-in-renewal Broker licensees; 21,519 Active associate licensees; 12,848 active-in-renewal Associate licensees; 1,267 active Property Manager-in-Charge licensees; 366 active-in-renewal Property Manager-in-Charge licensees; 1,659 active Property Manager licensees; and 493 active-in-renewal Property Manager licensees.

The Commission's current account balance as of March 31, 2026, is $4,376,037.72. The Cash balance report for the Education and Research Fund as well as the Timeshare Recovery Fund were included in the meeting materials.

Mrs. Wade reported the regulations promulgated during the 2026 legislative session were approved and will become effective May 22, 2026.

Mrs. Wade, Commissioner Rinehart, Mrs. Buttler, and Mr. Wharton attended the ARELLO Mid-Year Conference in Louisville, Kentucky.

Staff also provided outreach updates regarding the South Carolina Apartment Association and reminded licensees that renewals remain open through June 30, 2026.

e. Education Report
Mrs. Middleton presented a breakdown of state and national exam performance for in-person versus online classroom education. The Commission discussed the temporary

waiver of the in-person final exam proctoring requirement for distance pre-licensing courses.

Motion: To extend the temporary waiver of the in-person final exam proctoring requirement for distance pre-licensing courses for one additional year.
Moved by Mr. Stackhouse and seconded by Mr. Pickren, the motion carried by unanimous vote.

APPLICATION HEARINGS

a. Edwin Jackson Jr.
Mr. Jackson appeared before the Commission for an Associate application hearing. He was sworn in, testified, and answered questions from the Commission.

Motion: To approve Mr. Jackson to sit for the associate exam.
Moved by Mrs. Mitchell and seconded by Mr. Lee, the motion carried by unanimous vote.

DISCIPLINARY HEARINGS

a. 2024-19
The purpose of this hearing was to consider the Memorandum of Agreement ("MOA") for Case No. 2024-19. Respondent appeared before the Commission, was not represented by counsel, was sworn in, and answered questions from the Commissioners. Disciplinary hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

Motion: To accept the MOA, dismiss the case, and issue a non-disciplinary Letter of Caution.
Moved by Mr. Pickren and seconded by Mr. Wilkerson, the motion carried by unanimous vote.

b. 2024-660 Linda Dixon
The purpose of this hearing was to consider the Memorandum of Agreement ("MOA") for Case No. 2024-660. Respondent appeared before the Commission, was not represented by counsel, was sworn in, and answered questions from the Commissioners.

Motion: To enter into executive session for legal advice where no votes will be taken.
Moved by Mr. Lee and seconded by Mr. Streett, the motion carried by unanimous vote.

Motion: To exit executive session and return to open session. No votes were taken during executive session.
Moved by Mr. Streett and seconded by Mr. Stackhouse, the motion carried by unanimous vote.

Respondent answered additional questions from the Commissioners.

Motion: To enter into executive session for legal advice where no votes will be taken. Moved by Mr. Streett and seconded by Mr. Moskowitz, the motion carried by unanimous vote.

Motion: To exit executive session and return to open session. No votes were taken during executive session.
Moved by Mr. Streett and seconded by Mr. Wilkerson, the motion carried by unanimous vote.

Motion: With respect to Case No. 2024-660, the MOA is accepted with the following sanctions: Respondent be issued a public reprimand, complete and pass Broker Unit IIIA and IIIB (which will not count toward continuing education hours or licensure renewal) within six months from the date of the final order, and be fined $1,500 per violation for a total of $3,000 to be paid within six months from the date of the final order. Moved by Mr. Lee and seconded by Mr. Burnett. The motion carried by a vote of 5 in favor and 4 opposed.

c. 2024-885 Nikki Jones
The purpose of this hearing was to consider the Formal Complaint for Case No. 2024-885. Respondent did not appear before the Commission despite being properly noticed of the hearing. Chuck Waters, witness for the State, was sworn in, and testified.

Motion: To enter into executive session for legal advice where no votes will be taken. Moved by Mr. Burnett and seconded by Mr. Stackhouse, the motion carried by unanimous vote.

Motion: To exit executive session and return to open session. No votes were taken during executive session.
Moved by Mr. Stackhouse and seconded by Mrs. Mitchell, the motion carried by unanimous vote.

Motion: With respect to Case No. 2024-885, the State did not prove violations of S.C. Code § 40-57-710(A)(21), but did prove violations of S.C. Code § 40-57 710(A)(2), S.C. Code § 40-57-710(A)(5), S.C. Code § 40-57-710(A)(25), and S.C. Code § 40-1-110(1)(f) and that Respondent should be publicly reprimanded and have her license permanently revoked.
Moved by Mr. Lee and seconded by Mr. Streett, the motion carried by unanimous vote.

NEW BUSINESS

a. Travel Approval – 2026 ARELLO Annual Conference, September 15–17, 2026 in Maui, Hawaii
Mrs. Wade requested travel approval for three staff members and up to seven Commissioners to attend the 2026 ARELLO Annual Conference.

Motion: To approve reimbursement for three staff members and up to seven Commissioners to attend the 2026 ARELLO Annual Conference September 15–17, 2026 in Maui, Hawaii
Moved by Mr. Lee and seconded by Mr. Pickren, the motion carried by unanimous vote.

b. Travel Approval – 2026 FARB Summit on Regulatory Excellence, July 23–25, 2026 in Minneapolis, MN
Mrs. Wade requested travel approval for Brandy Duncan and Meredith Buttler to attend the 2026 FARB Summit on Regulatory Excellence.

Motion: To approve reimbursement for Brandy Duncan to attend the 2026 FARB Summit on Regulatory Excellence July 23–25, 2026 in Minneapolis, MN
Moved by Mr. Burnett and seconded by Mr. Lee, the motion carried by unanimous vote.

c. Travel Approval – 2026 CLEAR Annual Education Conference, September 14–17, 2026 in Portland, OR
Mrs. Wade requested travel approval for herself and Mrs. Buttler to attend the 2026 CLEAR Annual Education Conference. The Commission discussed the conference and related concerns that the content of the conference had little to do with Real Estate.

Motion: To deny travel approval for the 2026 CLEAR Annual Education Conference.
Moved by Mr. Burnett and seconded by Mr. Dugas, the motion carried by unanimous vote.

d. Travel Approval – 2026 ARELLO Regulatory Investigations Seminar, October 26–28, 2026 in Denver, CO
Mrs. Wade requested travel approval for six staff members to attend the 2026 ARELLO Regulatory Investigations Seminar.

Motion: To approve reimbursement for six staff members to attend the 2026 ARELLO Regulatory Investigations Seminar.
Moved by Mr. Streett and seconded by Mr. Dugas, the motion carried by unanimous vote.

e. Team Names & Advertising Guidance Document – John Rinehart and Brandy Duncan
Mrs. Duncan presented the guidance document in response to recent public inquiries and disciplinary matters. The Commission discussed amendments suggested by Mr. Lee and Mrs. Mitchell.

Motion: To approve the guidance document with amendments, subject to final approval by Mr. Lee, to be posted on the Commission website and distributed via e-blast to licensees.
Moved by Mr. Burnett and seconded by Mr. Stackhouse, the motion carried by unanimous vote.

f. Payment of Commission Following Death of a Licensee – Andy Lee and Brandy Duncan
Mrs. Duncan and Mr. Lee presented the document in response to recent inquiries. The Commission discussed the issue and requested further research. The topic was tabled for a future meeting.

g. Request for Citation Issuance Authority – Erica Wade and Brandy Duncan
Mrs. Duncan presented the issue involving obstruction of compliance and requested discussion regarding citation authority. The Commission requested further research and tabled the matter.

h. Abandoned Trust Funds – Andy Lee and Brandy Duncan
Mrs. Duncan presented the guidance document regarding abandoned trust funds and trust account closure procedures. Mr. Pickren suggested amendments.

Motion: To approve with amendments.
Moved by Mr. Burnett and seconded by Mr. Stackhouse, the motion carried by unanimous vote.

PUBLIC COMMENTS

Mr. Burnett requested discussion of the Setoff Debt Collection Act at a future meeting.

Reah Smith suggested recognition for licensees who complete continuing education beyond the required minimum through an “ACE” (Advanced Continuing Education) concept. The Commission discussed the idea, including whether similar programs exist in other jurisdictions. Mr. Rinehart appointed a taskforce consisting of Joi Middleton, Reah Smith, Mrs. Mitchell, Mr. Streett, and Mr. Moskowitz to review the concept.

Formal notice was provided that Mr. Dugas was reappointed to the Real Estate Commission.

ADJOURNMENT

Motion: To adjourn.
Moved by Mr. Dugas and seconded by Mr. Pickren. The motion carried by unanimous vote.

The meeting adjourned at 3:50 p.m.